

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: September 10, 2015

Time: 7:00 p.m.

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Karen Plummer, Commissioner  
Scott Kozak, Commissioner  
April Goshe, Commissioner  
Patrick Lytle, Commissioner  
Joe Coath, Vice-Chairperson  
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant  
Jean Emerick

**Call to Order**

Chairperson O'Donnell called the meeting to order at 7:02 p.m.

Roll call noted the following: Karen Plummer, present; Scott Kozak, present; Chris Geissler, absent; April Goshe, present; Patrick Lytle, present; Vice-Chairperson Joe Coath, present (arrived at 7:07 pm); Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

**Chairperson's Remarks**

Chairperson O'Donnell announced the order of proceedings.

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**New Business**

**ARC 15-16:** 110 S. Hough Street – Awning Color

**Petitioner:** AT&T

AT&T has recently opened a new location at 110 S. Hough Street. The awning company applied for an awning permit which was not approved because the selected awning fabric (Option #1 Orange) is not pre-approved by the Architectural Review Commission. The Zoning Ordinance allows the Zoning Official to refer awning color selections to the ARC on a case by case consideration when the awning color selection has not been pre-approved by the ARC. Staff provided fabric samples at the meeting for the Commission's review.

Ms. Tennant said AT&T applied for two separate permits. The sign permit was approved and the signs installed. The awning was installed without a permit. The permit had not been approved because they were still discussing the color. There is a range of colors that have been pre-approved by the ARC. Orange is not one of them, but Tuscan is. The Zoning Ordinance says that Staff can approve any of the colors that have been pre-approved by the ARC. The ARC can consider other colors on a case by case basis. The main concern is that the awning is very bright, but Staff is not sure the Tuscan will be compatible with AT&T's branding. AT&T is aware that if the orange is not approved, they will have to change the awning.

Commissioner Goshe asked if any other colors within the branding were considered, such as white or blue.

Ms. Tennant answered no.

Commissioner Plummer said the orange is not approved. The Tuscan is okay with the brick of the building, but with the pink trim, the orange will not work. She thinks green would be more appropriate.

Ms. Tennant said the awnings were installed late last week. AT&T will not use green.

Mr. Nick Mele, Priority Sign, said there is no excuse for what happened. It was an oversight. In reviewing the correspondence, it is clear that the color was not an approved one. AT&T has standard corporate colors that they would like to use. AT&T would like the orange awning to remain. He does not think it takes away from the surrounding area.

All Commissioners agreed that since it is not an approved color, they would not approve.

Ms. Tennant is concerned that the Tuscan will not be a good option either as it will look faded.

Vice-Chairperson Coath said ideally the awning color should work with the colors of the building.

A motion was made by Commissioner Plummer to not approve the orange. She recommends revisiting the colors. The Commission would be open to reviewing another color. Commissioner Kozak seconded the motion.

Mr. Mele asked if the orange is denied and the Tuscan may not look good, should they pursue finding an orange that is in the middle.

Ms. Tennant said they can use the Tuscan, no questions asked. If they find another color, they can submit that color for consideration.

Mr. Mele asked can he bring in more samples from other manufacturers to see which looks best with the building, keeping AT&T's branding in mind. He does not want to take orange off the table in case the Commission would agree that it looks better than the other colors.

Chairperson O'Donnell suggested that they continue the petition to a date certain.

Commissioner Plummer withdrew the motion.

The orange is not approved. The petitioner will return in two weeks with other alternatives.

A motion was made by Commissioner Plummer that they do not approve the orange. The petitioner will return with alternative colors. Commissioner Lytle seconded the motion.

*Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, absent; Commissioner Goshe, yes; Commissioner Lytle, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6 - 0. The motion carried.*

# # # # #

**ARC 15-11:** 125 W. Main Street (Egg Harbor) – Public Hearing

**Owner:** Village of Barrington  
200 S. Hough Street  
Barrington, IL 60010

**Petitioner:** David Thoma  
234 James Street  
Barrington, IL 60010

**Architect:** David Thoma  
234 James Street  
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Approval for construction of a canopy structure on the east side of the existing building. The property is zoned B-4 Village Center District.

Ms. Tennant said Egg Harbor is proposing to build a canopy structure over their outdoor patio. Since the structure will go into an easement, the canopy has to be retractable. The poles will remain but can be easily removed. The Commission will consider the canopy structure and its attachment to the building. Staff recommends approval.

The public was asked for comment; there was none.

A motion was made by Commissioner Plummer and seconded by Commissioner Kozak to approve ARC 15-11 a Certificate of Approval for construction of a canopy structure on the east side of the existing building.

*Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, absent; Commissioner Goshe, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6- 0. The motion carried.*

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**ARC 15-13:** 126 N. Cook Street (Cycle Werks)– Public Hearing

**Owner:** Lee V. Vincolese  
54 Katrina Lane  
Sleepy Hollow, IL 60118

**Petitioner:** Cycle Werks of Barrington  
126 N. Cook Street  
Barrington IL 60010

**Architect:** Shive-Hattery Architecture and Engineering (Brett Webster)

The applicant is seeking approval of a Certificate of Approval for exterior modification to the east elevation of the existing building. The property is zoned B-4 Village Center District.

Ms. Tennant said Cycle Werks would like to remove the overhead garage doors. They want to install an aluminum storefront system. The windows will be taller to accept the whole opening of the overhead garage doors. One of the store fronts will have a door in it. It will enhance the pedestrian experience. Staff recommends approval.

Chairperson O'Donnell accepts Staff findings as his own.

Mr. Brett Webster, architect, said they will be replacing the plaque in the center of the building that has been worn away. They are proposing a custom-made panel, a relief of the 1923 motorcycle. The building was constructed in 1923. The repair shop will be on the second floor and the showroom on the first floor.

Commissioner Lytle asked about the glass, will it be tinted or clear.

Mr. Webster said they will use Low E insulated clear glass. It will match what is there.

Vice-Chairperson Coath asked about the limestone on the parapet, is it legible?

Mr. Webster said there is nothing left of what it said. It has eroded away.

Chairperson O'Donnell asked for public comment; there was none.

A motion was made by Commissioner Kozak and seconded by Commissioner Plummer to approve ARC 15-13 a Certificate of Approval for exterior modification to the east elevation of the existing building.

*Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, absent; Commissioner Lytle, yes; Commissioner Goshe, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6 – 0. The motion carried.*

# # # # #

**ARC 15-14:** 135 W. Station Street – Preliminary Review

**Owner:** Hough Station LLC  
24 E. Heatherlea  
Palatine, IL 60067

**Petitioners:** Ken Garrett  
24 E. Heatherlea  
Palatine, IL 60067

and

Charles Eldredge III  
563 Miller Road  
North Barrington, IL 60010

**Architect:** HBB Architectural (Harry Burroughs)  
533 North Avenue  
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for an addition and alterations to a contributing structure and construction of a new noncontributing structure in the H-Historic Preservation Overlay District.

Ms. Julie Dunne, representing her father, Harry Burroughs, said the petitioners want a second story addition on the back and reconstruction of the front porch. There will be some siding replacement. The wall of the existing first floor addition on the back is staying but it is going up. They wish to blend the pieces of the house together and put a new addition on the back.

Chairperson O'Donnell said Kilgobbin Creek goes along the property and under the driveway.

Ms. Tennant said that because of the Creek, they will have to move the garage slightly by a couple of feet. The height of the addition is the main issue.

Commissioner Plummer said an addition cannot overpower the existing building. It has to be secondary to the existing building. She thinks this addition is too high.

Ms. Dunne said that they can change the pitch, but the second story does not always meet code without more height. They have to accommodate egress windows. The original pitch was 7 – 12 and they are proposing 6 – 12, which will cut the height in half.

Commissioner Kozak said that bringing the eave height down is an easy solution.

Ms. Dunne said that will take a lot of square footage from the room.

Commissioner Lytle suggested that they keep to the character of the house.

Mr. Ken Garrett said they have discussed the height issue to try to get it to coexist with the Historic District. The house next door has an addition that is about 12 inches above the existing building. Charm is important, but it is not 1890 anymore. The first floor is 8 ½ to 9 feet and then to go upstairs and have it 6 ½ feet would be quite a change.

Chairperson O'Donnell said they will compromise.

Vice-Chairperson Coath said they expect consistency in roof pitches.

Ms. Dunne said she knows the Commission like to see a delineation between the existing building and the addition.

Mr. Bob Tierney asked the Commission how they would delineate the addition, trim or a bump-out?

Commissioner Lytle said he would inset it and put a porch below.

Ms. Dunne said they could keep the pitch of 7 – 12, drop the edge, and line up the gutters. She asked the Commission how much do they have to reduce.

Commissioner Kozak said they may have to rearrange rooms to make it work.

Mr. Tierney asked what if they moved the entire addition over.

The Commissioners agreed that they would accept the addition as even with the existing building; they would not have to make it lower.

Commissioner Kozak said the petitioner could sketch the changes for the floor plan and the exterior for the Commission to look at.

Chairperson O'Donnell said regarding the chimney, it is an important part of the architecture. They can make a faux chimney. It should be the same dimension as the current chimney.

Mr. Tierney said they will make the changes as the Commission has asked them to. He will submit them to Ms. Tennant on Monday, and they will come back on October 8<sup>th</sup> for the final.

Ms. Dunne mentioned the window details were still covered with vinyl siding. They believe that what is under the vinyl has been cut to make space. Can this be a final detail, as they will not know what they are dealing with until they take off the siding?

Chairperson O'Donnell said they should match existing. If there is not existing, they can bring in a detail later.

Mr. Tierney said there are casements in some windows and some are historic. There are old windows that are in really bad shape.

Commissioner Plummer said that they require retaining all historic materials.

Mr. Tierney said that a lot have been replaced over the years. They would like to restore the ones in the front of the house. The sides have casements that they will need to replace.

Mr. Webster said they are requesting to replace the vinyl wrapped windows. They will try to restore the old windows as best they can.

Commissioner Kozak said the schedule should indicate all the windows on the back portion of the house.

Chairperson O'Donnell said they will have two people go out to inspect the windows.

Ms. Tennant asked if the Commission was okay with removing the push back door with a window. It is not an original. The Commission was okayed the replacement.

Chairperson O'Donnell asked if they will line up the porch staircase with the front door.

Mr. Webster said no, they will leave it as is.

The Commission is okay with the porch.

Mr. Tierney stated that part of the foundation is brick and part is concrete. They would like to skim coat the entire foundation and score it so it looks more uniform.

Ms. Tennant asked them to bring in samples. She will get the list of recommendations to the petitioners tomorrow so they can move forward.

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### Approval of Minutes

August 27, 2015

Commissioner Plummer made a motion to approve the August 27, 2015 meeting minutes, as amended. Commissioner Kozak seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

### Planners Report

### Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Kozak to adjourn the meeting at 8:34 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick  
Recording Secretary

  
Marty O'Donnell, Chairperson  
Architectural Review Commission

Approval Date:

September 29, 2015